

Town of Leicester

Conservation Commission
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Conservation Commission

Stephen Parretti, Chair
James Cooper, Vice-Chair
JoAnn Schold, Member

Conservation Commission Meeting Minutes

Date: May 18, 2022

Time: 6:30PM

Location: Leicester Town Hall, Select Board Meeting Room

Commissioners Present: Stephen Parretti, JoAnn Schold, James Cooper

Others Present: Alaa Abusalah, Town Planner/ Director of Inspectional Services, Tina Stratis, DIS Assistant

ORDER OF BUSINESS:

a. Request for Determination of Applicability (RDA)

- a. 165 Lakeview Drive (*RDA 2022-03*) Applicant: Denisse Valentine, Backyard improvements on lakefront

b. Notice of Intent (NOI)

- a. 0 Chapel Street (*DEP# 197-0670*), Applicant: Armory Street LLC, Office building with associated driveway & stormwater structures in a riverfront area
- b. 31 Chapel Street (*DEP# 197-0669*), Applicant: Armory Street LLC, Office building with associated driveway & stormwater structures in a riverfront area
- c. 59 Lake View Drive (*DEP#197-0686*), Applicant: Alan & Dianne Malabana, work along bank to build shoreline retaining wall
- d. Stafford Street (*DEP# TBD*), Applicant: Southwest Holding LTD and Stafford Street Properties LLC, construction of a 5,000-sf warehouse/office building

c. Order of Conditions Extension Request

- a. Marlboro Drive (*DEP# 197-0571*), Applicant: Stephen Petro, single family dwelling

d. Board Discussion/Miscellaneous

- a. Miscellaneous project updates/site inspection updates
- b. Correspondence/other new business

Mr. Parretti called the meeting to order.

1. Request for Determination of Applicability (RDA) 165 Lakeview Drive (*RDA 2022-03*)

Ms. Schold stated that the applicant is going to request an NOI. The applicant was not present. This will be continued until the NOI is in.

2. Notice of Intent (NOI): 0 Chapel Street (*DEP# 197-0670*), Applicant: Armory Street LLC and 31 Chapel Street (*DEP# 197-0669*), Applicant: Armory Street LLC

The application is continued to the next meeting as the applicant is still waiting for DEP questions to be answered. No applicants were present.

3. Notice of Intent (NOI): 59 Lake View Drive (*DEP#197-0686*), Applicant: Alan & Dianne Malabana

The engineer (Jason) presented the proposed plan. The applicant wants to make waterside improvements to her yard landscaping, removing an old wood retaining wall along the shoreline that is falling in. On the other side is an area of stacked cobbles. Both would be replaced with a block wall of the same height. There are two trees that are fairly close to the edge, which will end up dying once they excavate, so those will be removed. When the project is done, two new trees will be planted. Additionally two 2-foot retaining walls, 10-15 feet apart, will be

created to create some plateaus with lawn in between; those walls are shown on the plan. Along the side of the property, some brush will be removed.

DEP comments include questions about habitat: it is a section that is 50 feet or less, so it doesn't require a habitat evaluation. DEP also interpreted the plan as including the dock as a permanent structure, but the dock is not permanent.

The Commission requested that the DEP comments be included in the project package. The vote will be continued to the next meeting.

4. **Stafford Street** (DEP# TBD), Applicant: Southwest Holding LTD and Stafford Street Properties LLC, construction of a 5,000-sf warehouse/office building

This is continued until the next meeting pending the DEP number. The applicant is not present.

Two members of the public are close neighbors and had questions about what was proposed for the property. Mr. Parretti explained that because there is no DEP number yet, the application is continued to the next meeting on June 8, and that the applicant is not present to answer questions at this time.

Ms. Schold recommended checking the town website because the application and plans are posted there.

Mr. Parretti stated that, if the members of the public cannot attend the next meeting, they can send him questions to ask the applicants.

Order of Conditions Extension Request: Marlboro Drive (DEP# 197-0571)

Mr. Parretti proposed that the Town Manager and Town Council review the comments from DEP to determine if automatic extensions should be granted. The commission would then defer to that ruling.

Discussion/Miscellaneous <There was a lot of background noise for the rest of the meeting>

- 59 Burncoat Lane.
- Upcoming site visit: 124 Green Street being coordinated
- A member of the public asked about forest clearing on Pleasant Street, across from Brickyard Street. Equipment was being unloaded. The Conservation Commission will visit the area tomorrow to determine what is happening there.

Mr. Parretti entertained a motion to close the public hearing.

Motion: Ms. Schold

Second: Mr. Cooper

Discussion: None

Vote: 3-0-0

Meeting Minutes Respectfully Submitted by:

Donna K. Main, DIS Assistant

Date Approved: May 10, 2023